

Board of County Commissioners

Division of Planning & Development

Development Review

209 North Florida Street, Suite 5 • Bushnell, FL 33513-6146 • Phone (352) 793-0270 • FAX: (352) 793-0274
SunCom: 665-0270 • Website: <http://bocc.co.sumter.fl.us/plandevlop>



Development Review Committee Meeting **May 16, 2005**

Members Present-

Robbie Rogers-Chairperson/Director, Aimee Webb-Development Coordinator, Barry Ginn-Ginn Engineering, Terry Neal-Attorney, Mike Springstead-Springstead Engineering, Brad Burris-Fire Services, Skip Lukert-Building Official, Becky Howard-Deputy Clerk, Dale Parrett-Public Works, and Alysia Akins-Secretary.

The meeting convened at 2:03 P.M.

Approval of Minutes-

Mrs. Webb made a motion to approve the minutes from May 9, 2005. Mrs. Howard seconded the motion and the motion carried.

OLD BUSINESS-

None

NEW BUSINESS-

VOS: O'Dell Circle/Phase 4 – Preliminary and Engineering Plan Review

Bob Farner, Farner Barley and Associates, Inc., was present to request preliminary and engineering approval to construct .71 miles of major local roadway. There were no comments from staff. Mr. Springstead recommended planning for two access points for all surrounding subdivisions.

Mr. Springstead moved to approve the preliminary and engineering plans. Mr. Parrett seconded the motion and the motion carried.

Mr. Springstead excused himself at 2:08 PM.

Lake Andrew Preserve – Master Plan Review

Bob Farner, Farner Barley and Associates, Inc., and Steve Richey, legal representative, were present and requesting master plan approval to develop a residential and commercial subdivision. The proposed land use for the property is low density residential and commercial. Staff comments were discussed and consisted of the following items: ownership/maintenance of the open space, vicinity map scale, project parameters, label open space, and City of Wildwood utilities. There were no comments from the engineer. Sight distance issues at the most easterly entrance were discussed. A traffic study regarding a possible decel lane was discussed. All proposed roads would be internal. The requirements for right-of-way donations were discussed.

Mr. Ginn moved to approve the master plan, subject to all comments being addressed.

Mr. Lukert seconded the motion and the motion carried.

River Glen Subdivision – Medium Development – Conceptual Review

Dr. Michael J. Fields, property owner, was present and requesting conceptual approval to develop an 8-lot subdivision. Staff comments were discussed and consisted of the following items: easements/shared access, proposed restrictions, general drainage patterns, land contours, Southwest Florida Water Management District permits/letter of exemption, stormwater drainage plan, and common swales. Engineering comments were discussed and consisted of the following items: topographical contours, surface water, flood prone areas, general drainage patterns, included lot from Sunset Shores, stormwater management facility, lot access, and site data table. Mr. Parrett discussed the right-of-way requirements for CR 300 and CR 305. Shared driveway concerns and driveway separation requirements were discussed. Public Works will provide a driveway detail to property owners sharing a driveway access. Driveway maintenance was discussed. There will be no access allowed from C-470, which will be included in the restrictions. Mr. Parrett recommended side-by-side 15' driveways located 10' apart for every two lots. A 70' right-of-way is required for CR 305, which would be 35' from the existing plat boundary line. There will be no penalty for any reduced acreage due to right-of-way donation. The included lot in Sunset Shores will have to be vacated and replatted on the proposed plat.

Mrs. Webb moved to approve the conceptual plans, subject to all comments being addressed and restrictions being submitted. Mr. Lukert seconded the motion and the motion carried.

Eulett's Subdivision – Medium Development – Conceptual Review

Frank J. Banning, Sr., project agent, was present and requesting conceptual approval to develop a 9-lot subdivision. Staff comments were discussed and included the following items: legal description discrepancy, label as conceptual plans, zoning/land use for subject property and surrounding properties, traffic generation, site data table, SWFWMD permits/exemption letter, on-site drainage, and low density residential land use. Attorney Neal is researching the statute requirements for legal descriptions. Engineering comments were discussed and consisted of the following items: flood zone information, boundary survey information, drainage pattern flow, site-built homes, ingress/egress easement, and all included properties being shown in the legal description. Shared access driveways were discussed. There will be no easements required for the driveways. Two 15' driveways, located 10' apart for every two lots, were recommended. A shared access agreement was discussed. The proposed locations of the driveways were discussed. All property boundaries need to be labeled.

Attorney Neal excused herself at 2:55 PM.

Mrs. Webb moved to approve the conceptual plans, subject to all comments being addressed. Mr. Parrett seconded the motion and the motion carried.

Mr. Burris excused himself at 3:00 PM.

Mazak Mine – Major Conditional Use Permit – Conceptual Plan Review

Paul Mazak, property owner, Jim Bassett, E Sciences, Inc., and Steve Culin, Kugler Associates, Inc., were present and requesting approval to modify an existing conditional use permit for the purpose of constructing a cement manufacturing plant. The plant will be considered an ancillary use. The existing limerock on-site will be utilized. Some additional materials will be imported. The proposed plant layout was discussed. Required state permits and monitoring were discussed. Air quality standards will play a big part in this proposal.

Attorney Neal returned at 3:10 PM.

Staff comments were discussed and consisted of the following items: topographical map scale and plant location. The proposed location of the plant is along the SR 50 property line currently, but modeling may require it to be relocated closer to the northern property line. All access will be from the current mining road off SR 50. The proposed use of the cement plant is less noxious than the current mining activities. An industrial kiln will be used to burn fuel. Fans will be used that run steady and continuous. The milling noise will be similar to a steady rumble. The facility will consist of enclosed vessels. Noise levels and visual barriers were discussed. The production process will consist of no visible dust. The facility will have several silos 300' tall. Each proposed building and a description of what it will be used for were discussed. Engineering comments were discussed and consisted of the following items: site design issues, stormwater issues, and development permits.

Mrs. Webb moved to recommend approval of the CUP modification. Mr. Ginn seconded the motion and the motion carried.

The next meeting is scheduled for May 23, 2005.

Meeting adjourned at 3:35 PM.